

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

December 14, 2012

Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Claire Davis, Supervising Planner
Secretary to the Jersey City Zoning Board of Adjustment

c: Mayor's Office
Carl Czaplicki, Director, HED&C
File
Enclosure

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the December 13, 2012 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
7. Old Business
8. New business

9. Adoption of 2013 Meeting Calendar – ADOPTED.

10. Adoption of 2011 Annual Zoning Report – Carried to January 17, 2013 regular meeting.

11. Request for Adjournment:

Case: Z08-057 & Z08-061 Minor Subdivision & Minor Site Plan
Applicant: Cheryl and James Cardinali
Address: 358 Seventh Street aka 203 Brunswick Street
Attorney: Constantine Bardis, Esq.
Block: 9802 fka 417 Lot: 19 fka L
Zone: R-1 One and Two Family Housing District
For: **a. Z08-57** Minor Subdivision to create two undersized lots from a single already undersized lot for the purpose of demolishing the rear single story structure and constructing a 3-story single family house on a new 20' x 25' lot.
“c” variances: Min lot area/width/depth, min rear yard
“d” variances: Expansion of a Nonconforming Use

Adjourned to January 17, 2012 regular meeting.

b. Z08-061 Construction of a 3-story single family house on a new 20' x 25' lot (following subdivision, if approved)
“c” variances: Min lot area/width/depth, min rear yard, max building cov., max lot coverage
“d” variances: Expansion of a Nonconforming Use

Adjourned to January 17, 2012 regular meeting.

12. Case: Z12-023
Applicant: Sal Dibrita
Address: 77 Tuers Avenue
Attorney: Rita McKenna, Esq.
Block: 13401 fka 1895 Lot: 8 fka L.5
Zone: R-1 One and Two Family Housing District
For: Conversion of a ground floor garage & storage area to a commercial use w/no change to second floor residential unit
“d” variance: Use
Decision: Approved with conditions.

13. Case: Z12-032
Applicant: Michael Ryan
Address: 292 Barrow Street aka 68 Mercer Street
Attorney: Jon Campbell, Esq.
Block: 12906 fka 238 Lot: 41
Zone: Van Vorst Park Historic District
For: Expansion of the pre-existing, nonconforming restaurant at 292 Barrow Street into both floors of an existing, separate, nonconforming 2-story structure and use at the rear of the lot at 68 Mercer Street.
“d” variance: Expansion of a Nonconforming Use
Adjourned to January 17, 2013 regular meeting

14. Case: Z12-022
Applicant: Samuel M. Pott
Address: 242 Montgomery Street
Attorney: Robert Brescia, Esq.
Block: 12905 fka 237 Lot: 29 fka L.2
Zone: Van Vorst Historic District
For: Conversion of a two story back house into a single residential unit
“c” Variances: Rear yard
“d” Variance: Density, Use
Decision: Approved with conditions.

15. Case: Z12-037 “A” Appeal
Applicant: Joseph Kelly
Address: 111 Greenville Avenue
Attorney: Richard N. Campisano, Esq.
Block: 28506 fka 1265.5 Lot: 1 fka H.1
Zone: R-1 One and Two Family Housing District
For: Appeal of Zoning Officer’s decision that the proposed use (the cutting and bending of auto parts) is NOT a continuation of the pre-existing, nonconforming most recent use of the site (tile cutting) and is, therefore NOT permitted to operate at the premises without a variance.

Decision: Zoning Officer reversed.

Zoning Board of Adjustment
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16. Case: Z12-030
 Applicant: Joshua Marrow & Alexandra Beaumont
 Address: 410 Second Street
 Attorney: Ronald H. Shaljian, Esq.
 Block: 11009 fka 411 Lot: 21 fka 73
 Zone: R-1 One and Two Family Housing District
 For: Construction of two additional stories over an existing 1-story industrial garage structure in order
 to create a 3-story single family house
 “c” variances: Min lot area/width/depth, front yard setback, min rear yard
 Decision: Approved with conditions.

17. **Renewal of contract for professional stenographic services – Approved.**

18. **Renewal of legal services contract – Approved.**

19. **MEMORIALIZED THE FOLLOWING RESOLUTIONS:**

- (1) Resolution of the Jersey City Board of Adjustment Approving Amendments to Major Site Plan and relief from conditions of approval # Z08-046.2 submitted by 439 Second Street, LLC (439 Second St.).
- (2) Resolution of the Jersey City Board of Adjustment Approving “c” variances # Z12-009 submitted by Bishop Properties Management, LLC (235-239 Laidlaw Avenue)
- (3) Resolution of the Zoning Board of Adjustment authorizing and approving appointment of Legal Counsel commencing on January 2, 2013 and terminating on December 31, 2013.
- (4) Resolution of the Zoning Board of Adjustment Approving “c” variances # Z12-018 submitted by Al Hoda Community Center, Inc. (3424 Kennedy Boulevard).

JOSEPH KEALY, BOARD OF ADJUSTMENT CHAIRPERSON